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## REQUEST FOR CONSULTATION ON DRAFT INITIAL STUDY

Date of this request May 22, 1981Project: 750 California Street  
Condominiums

To Whom It May Concern:

A draft initial study has been prepared pursuant to the California Environmental Quality Act, the Guidelines of the Secretary for Resources and San Francisco requirements to determine whether the subject project may have a significant effect on the environment.



5/S

Initial study is sent to you in your capacity as having special expertise related to the project, which is to carry out or approve the project, or interest in this project.

are requested concerning the effects of the environment, and whether these effects may cause a change in environmental conditions. We assist in writing on the coverage of the EIR, or on the scope of further research necessary to determine significant environmental effects.

Initial study is being circulated prior to full review, and our review will run concurrently with the process described in this letter. If no written response is received by June 15, 1981, it will be assumed that you make any comments concerning the coverage of the study items in the subject draft initial study.

agency of the City and County of San Francisco, your response the number of hours spent on the project, for inclusion in our records.

We will provide you with a copy of the final initial study once it is completed.

If you have questions about the process, please contact Carol Roos of this Department at 552-1134.

Sincerely,

*Carol Roos*for Alec S. Bash  
Environmental Review Officer

Enclosure

ER 0-9 (rev. 2/17/81)

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MAY 20 1981

## REQUEST FOR CONSULTATION ON DRAFT INITIAL STUDY

Date of this request May 22, 1981Project: 750 California Street  
Condominiums

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A draft initial study has been prepared pursuant to the California Environmental Quality Act, the Guidelines of the Secretary for Resources and San Francisco requirements to determine whether the subject project may have a significant effect on the environment.

This draft initial study is sent to you in your capacity as a public agency having special expertise related to the project, a public agency which is to carry out or approve the project, or a person having an interest in this project.

Your comments are requested concerning the effects of the project on the environment, and whether these effects may cause a substantial adverse change in environmental conditions. We request your comments in writing on the coverage of the EIR, if one is required, or on the scope of further research necessary on any potentially significant environmental effects.

This draft initial study is being circulated prior to full Departmental review, and our review will run concurrently with the time limit established in this letter. If no written response is received from you by June 15, 1981, it will be assumed that you do not wish to make any comments concerning the coverage of the EIR or other items in the subject draft initial study.

If you are an agency of the City and County of San Francisco, please indicate in your response the number of hours spent on this matter, for inclusion in our records.

We will provide you with a copy of the final initial study once it is completed.

If you have questions about the process, please contact  
Carol Roos of this Department at 552-1134.

Sincerely,

*Carol Roos*

for

Alec S. Bash  
Environmental Review Officer

Enclosure

ER 0-9 (rev. 2/17/81)



**Preliminary - Subject to Revision**

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≡ DRAFT  
INITIAL STUDY

≡ 750 CALIFORNIA STREET, CONDOMINIUM  
SAN FRANCISCO

81.207E

DISCLAIMER

This document was prepared outside  
the Department of City Planning,  
and has not yet received  
Departmental review.

May 1981



**Environmental Science Associates, Inc.**

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CALIFORNIA STREET CONDOMINIUM

INITIAL STUDY  
81.207E

PROJECT DESCRIPTION

The proposed project is a 16-story condominium apartment building proposed to be located on a vacant site at 750 California Street between Grant Avenue and Stockton Street. The building site consists of Lots 7 and 10 in Assessor's Block 242 and fronts on California Street and Sabin Place. The parcel contains 9,146 square feet and is located in a C-3-G zoning district where the permitted Floor Area Ratio, i.e., the proportion of allowable building area to land area, is 10:1. The building would have 91,000 gross square feet of which 67,254 square feet would be devoted to apartments. Of the 73 apartments, approximately 15 percent would be studios, 70 percent would be junior and regular 1-bedroom apartments, and 15 percent would be 2-bedroom apartments. The building would comply with the requirement of Section 215 of the City Planning Code that there be not less than 125 square feet of land area for each apartment. The building site is located in a 160-F height and bulk district; the building would have a height of 160 feet and would contain 15 levels of apartments, a ground-level lobby, conference room and swimming pool, and two below-grade parking levels entered from Sabin Place.

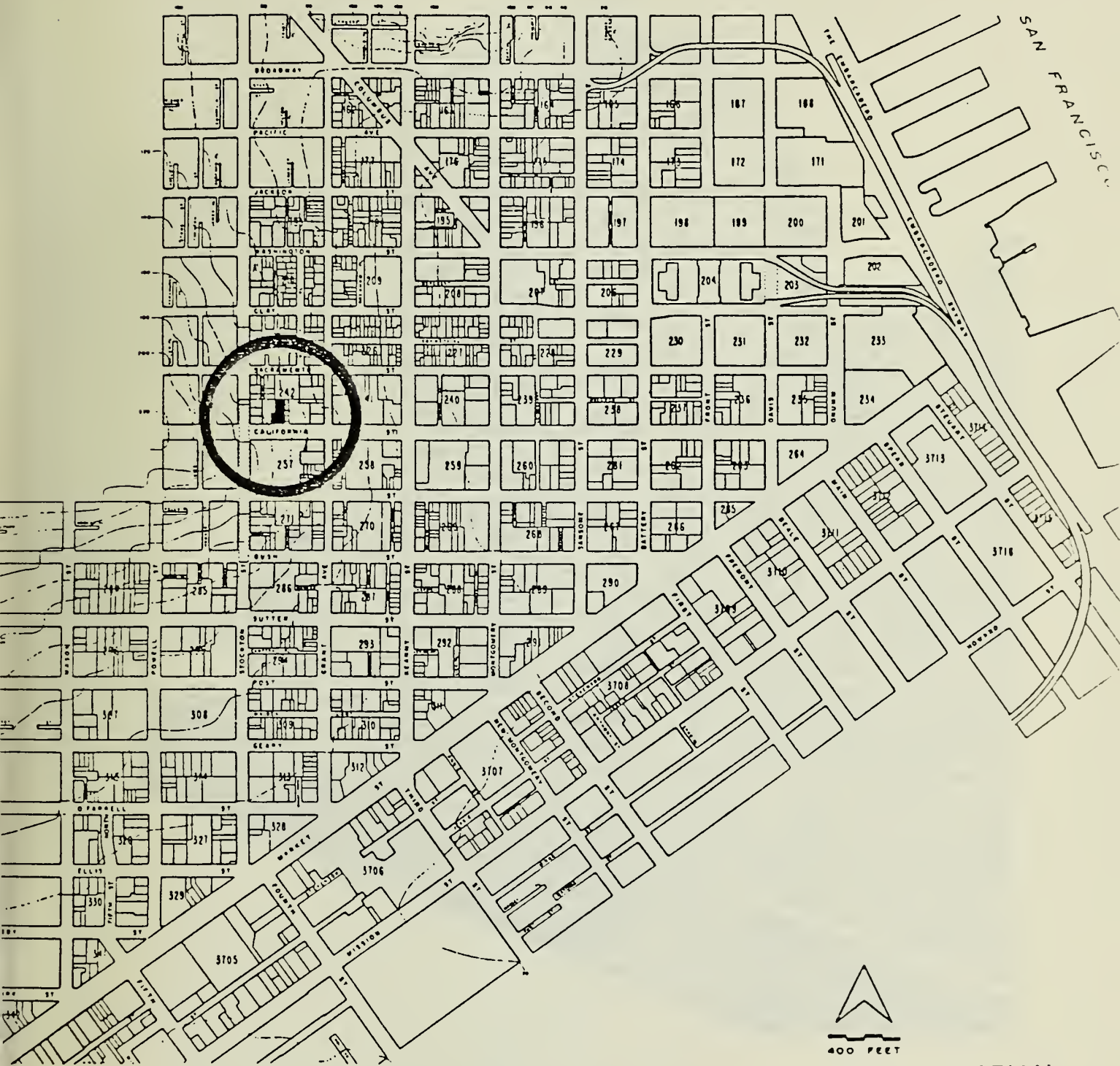
The project sponsor is Edward J. Safdie, New York, and the project architects are Gensler and Associates, San Francisco.

POTENTIAL ENVIRONMENTAL EFFECTS

Potential environmental issues include the effects of construction on circulation in the vicinity, parking impacts of the project, access to the project, visual effects of the project on public and private views, shadowing effects of the project on adjoining properties, and energy consumption. These issues will be covered further in subsequent environmental documentation for the project.



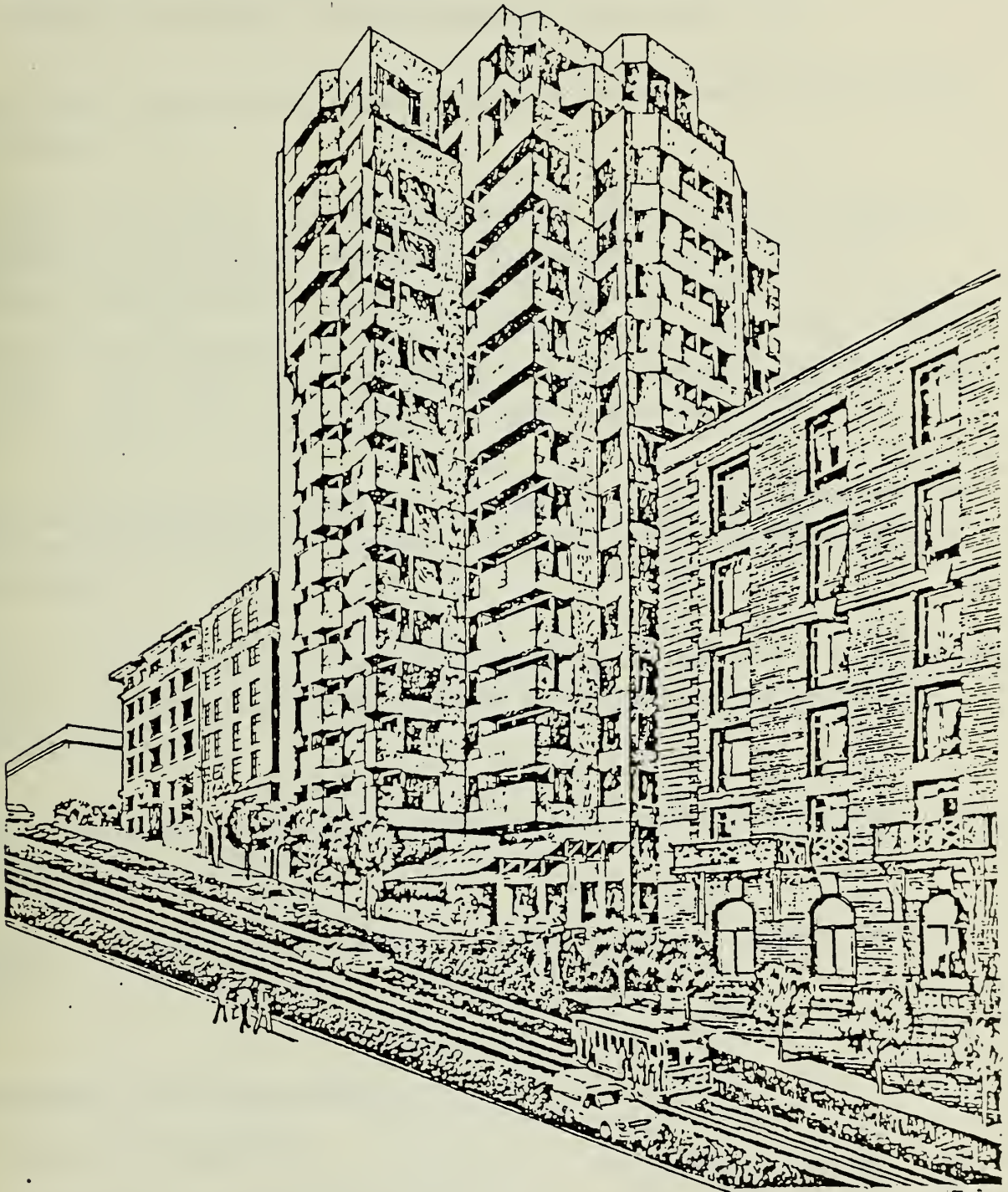






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Garrett, Alfred, Pennington, J. H. & Co. Architects, Inc.  
San Francisco, California





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Potential environmental issues of the proposed project that were determined to be insignificant, and therefore will not be addressed in subsequent environmental documentation for the project, are described below:

Noise: After completion the project would not increase audible noise levels in the project vicinity.

Air Quality and Climate: The project would not cause or result in measured violations of air pollution standards. The project would be partially sheltered from northwest winds, but wind increases of five to ten percent would occur at the pedestrian level on California Street when winds blow from the west. (See letter report from Donald Ballanti, Meteorological Consultant, April 15, 1981, on file at the Office of Environmental Review.)

Public Services and Utilities: The increased demand for public services and utilities attributable to the project would not require additional personnel or equipment.

Biology: Existing weeds and overgrown shrubs at the rear of the site would be replaced by landscaped areas at the front and entrance to the project and would be maintained.

Water: The project would have no effect on water quality and a minimal effect on drainage from the site.

Hazards: The project would not create any known hazards to public health or safety.

### ENVIRONMENTAL EVALUATION CHECKLIST

#### A. GENERAL CONSIDERATIONS:

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
1. Would the project conflict with objectives and policies in the Comprehensive Plan (Master Plan) of the City?	<u>      </u>	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>  X  </u>
2. Would the project require a variance, or other special authorization under the City Planning Code?	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>  X  </u>





3. Would the project require approval of permits from City Departments other than DCP or BBI, or from Regional, State or Federal Agencies.

\_\_\_\_\_       X       \_\_\_\_\_

4. Would the project conflict with adopted environmental plans and goals?

\_\_\_\_\_       X       \_\_\_\_\_       X      

Although complying with height, bulk, use, floor area ratio, and density requirements of the C-3-G zoning district, the project would require a conditional use in accordance with Section 303 of the City Planning Code and with the parking requirement of Sections 151 and 204.5 of the City Planning Code. A Conditional Use authorization would be required because the building would provide more than 150 percent of the minimum required one off-street space for each four dwelling units. The project would require a variance in accordance with Section 305 of the City Planning Code in order to waive the Code requirement for a minimum rear yard of 15 feet for the 20-foot-wide portion of the site which is 60 feet deep. No rear yard is provided by the project plan on this part of the site. The project as a whole would also be subject to discretionary review by the City Planning Commission, in accordance with its Resolution 8474, as it is in the C-3 District.

Although the project is in a 160-foot height district, it would be 75 to 85 feet higher than adjoining buildings. The project, therefore, would conflict with certain policies of the Comprehensive Plan. Specifically, it would represent a departure from Principle 2A of Objective 1 of the Urban Design Plan (page 4) which recommends the placing of "tall, slender buildings at the tops of hills and low buildings on the slopes and in valleys [to] accentuate the form of the hills." In design review, the building would be measured against Principle 2B of Objective 3 of the Urban Design Plan (page 33) which states that "Tall buildings on slopes of hills severely restrict views from above" and "influence the quality of views from street space." The building would interfere with views to the northeast from the adjacent apartment building and to the north from the Cogswell College opposite the site. Principle 6 of Objective 3 states that "The relationship between areas of low, fine-scaled buildings can be made more pleasing if the transition in building height and mass between such areas is gradual." The project would also conflict with Policy 6 of the Policies for New Development (page 37) which



would "Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction." The April 1981 report issued by the Department of City Planning on Guiding Downtown Development recommends no changes in the height limits on the site or vicinity.

## B. ENVIRONMENTAL IMPACTS:

1. Land Use. Would the proposed project:

a. Be different from surrounding land uses?

b. Disrupt or divide the physical arrangement of an established community?

X                      X

The project would be the first residential use on the north side of California Street above and west of the Financial District. The building below it, built in 1917 for the Hartford Insurance Company, is now leased to the Pacific Telephone Company. The buildings above the project site on the California Street slope are apartment buildings.

The building would be different from those in its vicinity for it would be 16 stories in height in contrast to the prevailing 6 to 8 stories in the vicinity. Because of its height it would have a visual effect on the immediate vicinity. (See discussion in A. above.)

2. Visual Quality and Urban Design. Would the proposed project:

a. Obstruct or degrade any scenic view or vista open to the public?

X X

b. Reduce or obstruct views from adjacent or nearby buildings?

X X

c. Create a negative aesthetic effect?

X X

d. Generate light or glare affecting other properties?

	X		X
--	---	--	---



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The project would disrupt the view of the City below the site and of the Bay from that portion of California Street between the site and Powell Street near the top of the California Street hill. It would also affect views from the adjacent apartment building above the site. The blank west wall may be considered a negative esthetic effect by some viewers. Further analysis will be required in an EIR. (See also the discussion in A. above.)

3. Population/Employment/Housing. Would the proposed project:

- |  |               |               |               |               |               |
|--|---------------|---------------|---------------|---------------|---------------|
| a. Alter the density of the area population?   | <u>X</u>      | <u>      </u> | <u>      </u> | <u>      </u> | <u>X</u>      |
| b. Have a growth-inducing effect?  | <u>      </u> | <u>      </u> | <u>X</u>      | <u>      </u> | <u>      </u> |
| c. Require relocation of housing or businesses, with a displacement of people, in order to clear the site? | <u>      </u> | <u>      </u> | <u>X</u>      | <u>      </u> | <u>      </u> |
| d. Create or eliminate jobs during construction and operation and maintenance of the project?              | <u>X</u>      | <u>      </u> | <u>      </u> | <u>      </u> | <u>X</u>      |
| e. Create an additional demand for housing in San Francisco?   |               |               | <u>X</u>      |               |               |

The project would increase the population in the area by adding approximately 110 persons to a site that has had no residents, as it has been used as parking lot. The project would provide 155,000 person-hours, or 80 person-years, of employment during construction and would provide permanent employment for four to six persons when completed.

The project would achieve short-term housing goals by increasing the supply of housing, albeit at the upper-income level. Provision of low- to moderate-income housing has not yet been determined by the project sponsor.

4. Transportation/Circulation. Would the construction or operation of the project result in:

- |   |   |   |
|---|---|---|
| a. Change in use of existing transportation systems? (transit, roadways, pedestrian ways, etc.) | X | X |
|---|---|---|





- |   |              |       |              |       |              |
|---|--------------|-------|--------------|-------|--------------|
| b. An increase in traffic which is substantial in relation to existing loads and street capacity?           | _____        | _____ | <u>  X  </u> | _____ | _____        |
| c. Effects on existing parking facilities, or demand for new parking?                                       | <u>  X  </u> | _____ | _____        | _____ | <u>  X  </u> |
| d. Alteration to current patterns of circulation or movement of people and/or goods?                        | _____        | _____ | <u>  X  </u> | _____ | _____        |
| e. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?                                | _____        | _____ | <u>  X  </u> | _____ | _____        |
| f. A need for maintenance or improvement or change in configuration of existing public roads or facilities? | <u>  X  </u> | _____ | _____        | _____ | _____        |
| g. Construction of new public roads?  | _____        | _____ | <u>  X  </u> | _____ | _____        |

The project would have a minimal impact on circulation in the area and would not affect the vehicular Levels of Service at nearby intersections or the pedestrian Levels of Service on the California Street sidewalk. It is estimated that peak-hour transit trips generated by the project would number not more than 24 and would be split between three transit lines. It is estimated that individual person-trips by automobile generated by the project would not exceed 130 per day. The project would displace 24 existing on-site parking spaces formerly used by former occupants of the adjacent office building to the east of the site. The project would provide on-site parking at a ratio of one space per two dwelling units. By the intended use of valet parking, the on-site capacity would be increased in order to lessen potential impacts on nearby parking facilities. A reconstruction of Sabin Place may be undertaken by the project sponsor upon authorization of the Department of Public Works. An analysis of traffic effects will be made in subsequent environmental documentation.

#### 5. Noise.

- |   |              |              |       |       |              |
|---|--------------|--------------|-------|-------|--------------|
| a. Would the proposed project result in generation of noise levels in excess of those currently existing in the area? | _____        | <u>  X  </u> | _____ | _____ | <u>  X  </u> |
| b. Would existing noise levels impact the proposed use?   | _____        | <u>  X  </u> | _____ | _____ | <u>  X  </u> |
| c. Are Title 25 Noise Insulation Standards applicable?  | <u>  X  </u> | _____        | _____ | _____ | <u>  X  </u> |



Construction activities would increase the noise levels in the project vicinity, especially during excavation, foundation preparation, and steel frame erection. During operation, service vehicles such as refuse disposal trucks would increase on-site noise levels for limited periods of time. The project site is in that part of the City where existing Ldn (day-night) noise levels are 65 dBA and the transportation noise level is 75 dBA (Environmental Protection Element of the Comprehensive Plan, page 16). As the maximum acceptable noise level for residential use is 70 dBA, required adherence to California Administrative Code Title 25 Noise Insulation Standards and inclusion of noise insulation features would help to avoid adverse effects.

6. Air Quality/Climate. Would the proposed project result in:

- |  |          |       |          |       |          |
|--|----------|-------|----------|-------|----------|
| a. Violation of any ambient quality standard or contribution to an existing air quality violation?                                       | _____    | _____ | <u>X</u> | _____ | _____    |
| b. Exposure of sensitive receptors to air pollutants?  | _____    | _____ | <u>X</u> | _____ | _____    |
| c. Creation of objectionable odors?  | _____    | _____ | <u>X</u> | _____ | _____    |
| d. Burning of any materials including brush, trees, or construction materials?   | _____    | _____ | <u>X</u> | _____ | _____    |
| e. Alteration of wind, moisture, or temperature (including sun shading effects), or any change in climate, either locally or regionally? | <u>X</u> | _____ | _____    | _____ | <u>X</u> |

Grading, foundation preparation, and construction activities would affect local air quality, especially particulate (dust) concentrations, for about two years. In contrast to gaseous pollutants and small sized particulate from combustion, a large portion of particulates from construction settles out of the atmosphere rapidly with increasing distance from the source. Assuming a total of 24 months of construction activity on the site, a total of approximately six tons of particulate would be generated. Without mitigation this could result in worst-case 24-hour average concentrations of approximately 7,400 micrograms per cubic meter ( $\text{ug}/\text{m}^3$ ) at and adjacent to the site during the excavation and earthmoving phases of construction. Although this would be 74 times the State 24-hour standard of  $100 \text{ ug}/\text{m}^3$ , it probably would not cause measured violations of the standard at Bay Area Air Quality Management District monitoring stations.



Project related traffic and natural gas combustion for space heating of the units would generate air pollutants, but the project would not cause air pollutant standards to be exceeded.

The project site is partially sheltered from northwest winds by terrain and existing buildings. West winds are channeled along California Street. The west face of the building would generate a high-pressure area that would result in wind accelerations. These downward wind accelerations would be blocked by the rooftop of the adjoining building, and strong wind accelerations would probably occur at the rooftop level along California Street. Wind increases of about five to ten percent are estimated to occur at the pedestrian level of California Street. The project would cast shadows on adjacent buildings, particularly affecting the adjacent apartment building to the west of the site. The project would cause an adverse effect on residents of adjacent and nearby apartments whose existing City and Bay views and morning sunlight would be partially or totally blocked. This would be contrary to long-term goals expressed in the Urban Design Plan of the San Francisco Comprehensive Plan.

7. Utilities and Public Services. Would the proposed project:

- a. Have an effect upon, or result in a need for new or altered, governmental services in any of the following?

fire protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
police protection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
parks or other recreational facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
maintenance of public facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
power or natural gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
communications systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
sewer/storm water drainage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
solid waste collection and disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>





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The project would incorporate more extensive fire protection measures than most existing buildings around the site because of more stringent code standards now in effect. The project would increase the building area and the number of persons using the site but existing fire stations could serve the project without additional personnel or equipment. Fire flows in the area of the site are adequate and would not require expansion. (Joseph Sullivan, Chief, Support Services, San Francisco Fire Department, letter communication, May 5, 1981.)

The project would increase population on the site, thus increasing the potential for crime. The project site is located within the Central Police District with coverage from the Central Station at 766 Vallejo Street. The area is patrolled 24 hours a day by radio-dispatched cars. A foot beat patrol operates on Grant Avenue from 8 a.m. to midnight. The project would not require additional personnel or equipment for the police department. (Sgt. Paul Libert, Planning and Research Division, telephone communication, April 27, 1981.) Appropriate mitigation measures, such as alarms, adequate lighting at entryways, and security personnel, would reduce the effects of the project on the police department.

The project could house five to ten school-age children at most. Public neighborhood schools are: Commodore Stockton Elementary at 950 Clay Street (grades K-5); Francisco Middle School, at 2190 Powell Street (grades 6-8); and Galileo High School at 1150 Francisco Street (grades 9-12). The San Francisco Unified School District is experiencing declining enrollment, and seating would be available for the new students. (Robert Haslam, Right of Way Agent, Property Management, San Francisco Unified School District, telephone communication, April 27, 1981.)

The project would generate a demand for recreational facilities, and would include a swimming pool on the lobby level. Most units would have individual balconies. The site is near Chinatown, which would provide shopping and restaurant facilities. The project is two blocks from St. Mary's Square and three blocks from Huntington Park.

The project would have no direct effect on the maintenance of public facilities.



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The project would result in a net increase in consumption of energy. The project would conform to California energy standards for nonresidential buildings. The project would probably require a below-grade vault under California Street. Excavation work would take from several days to two weeks, depending on the type of vaults, and would involve no more than a portion of one lane at any one time. There would be no gas or electricity supply problems. (Alfred A. Williams, Industrial Power Engineer, Pacific Gas and Electric Company, telephone communication, April 29, 1981.)

The project would result in increased use of communication systems. No supply or capacity problems exist. Street work to lay conduit to the project would be necessary. Work would last about three days and involve no more than one lane at any one time. (Greg Srednicki, Facilities Engineer, Pacific Telephone, telephone communication, April 29, 1981.)

The project would generate a demand for about 7,400 gallons of water per day. There would be no supply problems. Service would be from California Street, which contains a six-inch main on the north side and an eight-inch main on the south side. The Building Division of the Public Works Department would require use of the main which best meets fireflow requirements. (Harlow Swain, Senior District Water Serviceman, Engineering Department, San Francisco Water Department, telephone communication, April 27, 1981.)

The amount of sewage and storm drainage generated by the project would be approximately the same as the water used, as described above. California Street contains two 12-inch mains, one on the north side and one on the south side of the street. Either of the mains serving the site would be adequate to handle increased sewer flows. (Mervyn Francies, Engineering Associate II, Department of Public Works Clean Water Program, telephone communication, April 27, 1981.)

The project would generate a net increase of about 270 pounds per day of solid waste. Collection would not present a problem and would probably occur three to six times per week. Disposal effects would depend on the eventual selection of a disposal method and/or site for San Francisco's solid wastes. (Fiore Garbarino, Office Manager, Golden Gate Disposal Company, telephone communication, April 29, 1981.)



## 8. Biology.

- a. Would there be a reduction in plant and/or animal habitat or interference with the movement of migratory fish or wildlife species?

X                      X

\_\_\_\_\_

- b. Would the project affect the existence or habitat of any rare, endangered or unique species located on or near the site?

\_\_\_\_\_X\_\_\_\_\_

- c. Would the project require removal of mature scenic trees?

X

An unpaved strip with a depth of up to approximately ten feet extends across the rear of the deep portion of the site. It contains a mass of overgrown shrubs and weeds. This would be replaced by parking level access ramps and an emergency exit stairway. Planted areas would be located at the front of the project site.

9. Land. (topography, soils, geology) Would proposed project result in or be subject to:

- a. Potentially hazardous geologic or soils conditions on or immediately adjoining the site? (slides, subsidence, erosion, and liquefaction)

                X                                      X

- b. Grading? (consider height, steepness and visibility of proposed slopes; consider effect of grading on trees and ridge tops)

X                                                      X

- c. Generation of substantial spoils during site preparation, grading, dredging or fill?

\_\_\_\_\_ X \_\_\_\_\_ X \_\_\_\_\_

A soils and foundation analysis of the site, made in February 1980 and on file at the Office of Environmental Review for reference, concluded that the site presents no special constraints from a geotechnical standpoint. All near-vertical cuts made in the grading process would require temporary support during construction; permanent support would be provided by the perimeter walls of the planned building. Excavation would be done by increments of about eight feet.





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### 10. Water. Would the proposed project result in:

- |   |       |          |          |       |          |
|---|-------|----------|----------|-------|----------|
| a. Reduction in the quality of surface water?   | _____ | _____    | <u>X</u> | _____ | _____    |
| b. Change in runoff or alteration to drainage patterns?   | _____ | <u>X</u> | _____    | _____ | <u>X</u> |
| c. Change in water use?   | _____ | _____    | <u>X</u> | _____ | _____    |
| d. Change in quality of public water supply or in quality or quantity (dewatering) of ground water? | _____ | _____    | <u>X</u> | _____ | _____    |

The completed project would deflect drainage runoff directly to storm drains whereas present storm drainage flows across paved surfaces to gutters or permeable areas at the northern edge of the site. Change in water use is discussed in Item 7 above.

### 11. Energy/Natural Resources. Would the proposed project result in:

- |   |          |          |          |       |          |
|---|----------|----------|----------|-------|----------|
| a. Any change in consumption of energy?   | <u>X</u> | _____    | _____    | _____ | <u>X</u> |
| b. Substantial increase in demand on existing energy sources?                                   | _____    | <u>X</u> | _____    | _____ | <u>X</u> |
| c. An effect on the potential use, extraction, conservation or depletion of a natural resource? | _____    | _____    | <u>X</u> | _____ | _____    |

The project would increase the consumption of energy on the site. A more detailed analysis will be made in subsequent environmental documentation.

### 12. Hazards. Would the proposed project result in:

- |   |       |       |          |       |       |
|---|-------|-------|----------|-------|-------|
| a. Increased risk of explosion or release of hazardous substances (e.g., oil, pesticides, chemicals or radiation), in the event of an accident, or cause other dangers to public health and safety? | _____ | _____ | <u>X</u> | _____ | _____ |
| b. Creation of or exposure to a potential health hazard.  | _____ | _____ | <u>X</u> | _____ | _____ |
| c. Possible interference with an emergency response plan or emergency evacuation plan?  | _____ | _____ | <u>X</u> | _____ | _____ |



13. Cultural. Would the proposed project:

- |   |       |       |          |       |       |
|---|-------|-------|----------|-------|-------|
| a. Include or affect a historic site, structure, or building?   | _____ | _____ | <u>X</u> | _____ | _____ |
| b. Include or affect a known archaeological resource or an area of archaeological resource potential? | _____ | _____ | <u>X</u> | _____ | _____ |
| c. Cause a physical change affecting unique ethnic or cultural values?                                | _____ | _____ | <u>X</u> | _____ | _____ |

The project site is a block and one-half from Old St. Mary's Church, a designated City landmark, and is in an area where many buildings are noted in the Department of City Planning architectural inventory completed in 1976. Among these are the Cogswell College opposite the site, which was given an overall rating of 4, and the Chinese YMCA to the rear of the site, which was given an overall rating of 1. The shadowing effects of the proposed project on this latter building will be analyzed in subsequent environmental documentation.

C. MITIGATION MEASURES:

Yes   No   Disc.

Are mitigation measures included in the project?

X   \_\_\_\_\_   X

Are other mitigation measures available?

Maybe, if need  
is identified

A number of mitigation measures have been included in the project as designed to date. They are described below:

INCLUDED IN THE PROJECT

1. The project would be partially set back at the California Street-Sabin Place intersection and be provided with a landscaped area leading to the entrance lobby.

2. The project would provide internal security measures such as a well-lighted entry and alarm systems.

3. The project contractor would comply with all requirements of the San Francisco Noise Ordinance, including limiting noise emissions from powered construction equipment to 80 dBA at a distance of 100 feet. The project



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contractor would muffle and shield intakes and exhaust, shroud or shield impact tools, and use electric powered rather than diesel-powered construction equipment when feasible.

4. During excavation and earthmoving activities, the site would be sprinkled at least twice a day in order to reduce particulate emissions (dust) by 50 percent.

5. The general contractor would maintain and operate construction equipment so as to minimize exhaust emissions.

6. Latex or water-based paints would be used on interior drywalls, rather than oil-based paints which emit hydrocarbons while drying. This would reduce hydrocarbons from drying paint by about 60 percent.

7. The project would include emergency response systems including fire alarms, an emergency communication system, an emergency power supply, and an on-site emergency water supply. These measures would reduce hazards to building occupants during an earthquake or fire.

8. The project would incorporate low-flow faucet and toilet fixtures to reduce water consumption and wastewater.

9. The apartment windows and balcony doors would be openable in order to use outside air for cooling.

### **D. ALTERNATIVES:**

Were other alternatives considered:

<u>Yes</u>	<u>No</u>	<u>Disc.</u>
<u>      </u>	<u>  X  </u>	<u>  X  </u>

Other building configurations were considered before the proposed plan and design were designated for the project. The project as proposed evolved as a result of architectural studies which considered project and apartment orientation for light and views, maximum parking provisions with facilitated access, and provision of common open space in an attractive and usable form. A "no-project" alternative would result in continued use of the site as a parking lot, which the sponsor considers to be an underuse of the site in





terms of economic cost and productivity. A building no higher than the average of its neighbors was also considered but ruled out by the sponsor because of high unit costs and relatively low economic returns.

**E. MANDATORY FINDINGS OF SIGNIFICANCE:**

	<u>Yes</u>	<u>No</u>	<u>Disc.</u>
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<u>      </u>	<u>  X  </u>	<u>      </u>
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	<u>  X  </u>	<u>      </u>	<u>  X  </u>
3. Does the project have possible environmental effects which are individually limited, but cumulatively considerable? (Analyze in the light of past projects, other current projects, and probable future projects?)	<u>      </u>	<u>  X  </u>	<u>      </u>
4. Would the project cause substantial adverse effects on human beings, either directly or indirectly?	<u>  X  </u>	<u>      </u>	<u>  X  </u>
5. Is there a serious public controversy concerning the possible environmental effect of the project?	<u>      </u>	<u>  X  </u>	<u>      </u>

The project would contribute 73 residential units to the supply of housing in the undersupplied San Francisco housing market, achieving a short-term goal, but would be disruptive of some public and private views to the disadvantage of stated long-term goals. The project would have an adverse effect on nearby residents during construction, and to residents of some apartments at 770 California Street whose apartments would lose views and direct sunlight.



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